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NEW HEADQUARTERS BUILDING CONSTRUCTION

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A. BRIEF HISTORY OF HEADQUARTERS BUILDING CONSTRUCTION

1. In 1955, CIA's original estimate of the construction cost of a new headquarters building to house approximately [REDACTED] employees was \$55 million. The estimate of the Public Buildings Service, also prepared in 1955, was \$50.8 million, and after discussions with the Bureau of the Budget, we requested the Congress for authorization of \$50 million. Our final authorization which was contained in the Military Construction Act of 1955 (Public Law 161, 84th Congress) was for \$46 million, to which was added \$8.5 million for the extension of the George Washington Memorial Parkway to the building site.

2. It was immediately apparent that even under the most austere standards and conditions it would be impossible to construct a building within the authorized \$46 million which would house all Agency employees. The Director so advised the chairman of our four congressional committees early in 1956 and recommended that construction proceed within funds available even though some [REDACTED] employees would be in other locations. When our appropriation request went before the Congress later that year, the matter was again discussed with the committees and authority was granted to build as large a building as we could with the funds available.

3. The Public Buildings Service acted as our construction agent and awarded all contracts on our behalf from the original Architectural-Engineering Contract early in 1957 through the completion of the move into the building in April 1962.

4. The building as finally designed and constructed contains 1,750,000 sq. ft. of gross space which cost slightly more than \$25 per sq. ft. The net usable square footage totals 1,045,000, of which about 87,000 sq. ft. are assigned to cafeteria, a boiler house, GSA personnel, snack bars, etc., and the remaining 958,000 sq. ft. are occupied by [REDACTED] Agency personnel.

5. As of 31 March 1963, approximately \$1,732,000 of our appropriation remained unobligated.

B. CURRENT SPACE SITUATION

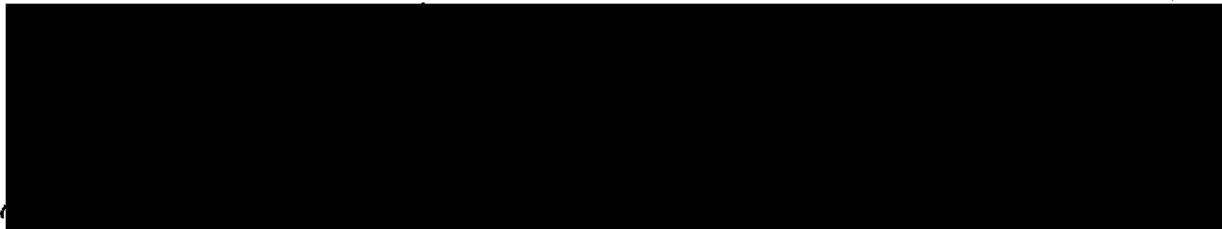
1. For the purposes of this discussion, we are eliminating from consideration [REDACTED]

Langley site and neither the space nor the personnel housed therein are involved in our current space problems.

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space to the headquarters building. This congested condition results from newly authorized activities and increased personnel ceilings of components located in headquarters. There is a pressing and immediate need to vacate at least 35,000 sq. ft. of headquarters office space and obtain equivalent outside space to house approximately [redacted] individuals who must be removed from the headquarters building in order to accommodate new activities.

?
Possible
omit

3. The remainder of Agency headquarters is housed in fourteen buildings in the Washington Metropolitan Area as listed below. Our future space problems are primarily centered upon these elements, most of which should be relocated to the Langley site if facilities could be provided at that location.

	Personnel On Duty	Total Net Sq. Ft.
(a) Buildings Scheduled for Demolition After 1 January 1965		
Alcott Hall, West Potomac Park		47,300
R&S Building, West Potomac Park		41,067
Quarters Eye, West Potomac Park		62,800
		<u>151,167</u>
(b) Buildings Projected by PBS for Possible Evacuation in the 1965-70 Period		
South, 2430 E St., N.W.		45,704
Central, 2430 E St., N.W.		19,670
East, 2430 E St., N.W.		9,141
[redacted]		<u>23,070</u>
		97,585
(c) Other Buildings Occupied by Elements Outside Headquarters Building Subject To Relocation		
[redacted]		24,001
		18,585
		54,464

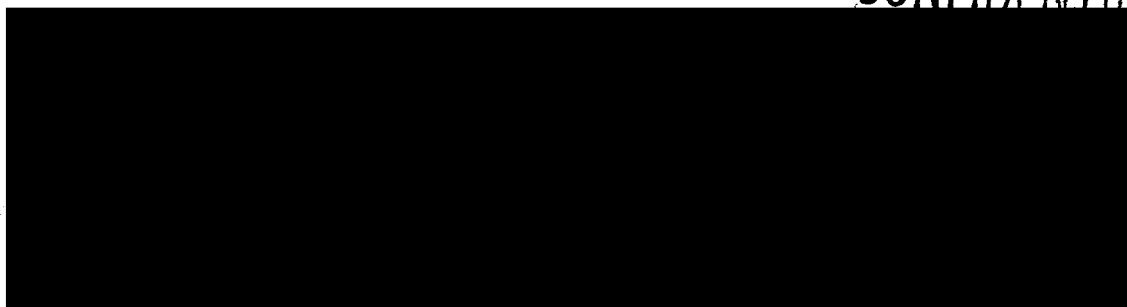
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will house the Map Library, to be moved from the Washington
or about 1 July 1963.

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(The ratio of [redacted] to 486,166 sq. ft. of usable space is not particularly significant since a large portion of this space is for special requirements such as laboratories, classrooms, garage and storage facilities.)

C. FUTURE SPACE REQUIREMENTS

1. In estimating our future space requirements for the 1970 period, we must consider the possible addition of new functions to the Agency, expansion of current functions, and the changing state of the art in many fields organic to the activities of the Agency. Based on experience of recent years, we estimate that 200,000 sq. ft. of additional net usable space will be needed as a minimum to satisfy such new requirements for headquarters in the period centered around 1970.

2. If we accept this estimate of 200,000 sq. ft. of future additional space for the time being, and assume that we will always require approximately 100,000 sq. ft. of space in the central city area for the Director's downtown office, [redacted] the telephone exchange, and other overt activities, our total space requirements projected through 1970 that would be outside of headquarters building if we do not undertake construction are presently estimated at 621,166 sq. ft., as shown in the tabulation below. All of the components occupying this space should be relocated to the headquarters site.

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	<u>Sq. Ft.</u>
a. New space to be procured:	
Immediate needs	35,000
Replacement for three temporary buildings in West Potomac Park by January 1965	151,167
Replacement for four buildings projected for evacuation 1965-70	97,585

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Estimate for additional needs	200,000	
b. Permanent space presently occupied	237,414	433,752
<u>Less</u>		
Space to be retained in downtown area	- 100,000	
		<u>137,414</u>
Total		621,166

3. The Commissioner, Public Buildings Service, considers that contractor construction for long-term lease is impractical under present policies and laws. He also advises that no new government space is being planned in the foreseeable future in which the Agency can be allocated space. *To lease additional commercial space to satisfy our requirement for 483,752 sq. ft. of new space would cost, at the prevailing rate of \$6 per sq. ft., approximately \$2.9 million per year. Since most of the permanent space now occupied in downtown Washington is also leased, the total annual rental paid by the government for our space would be well over \$3 million.*

4. Construction of a building or buildings providing net usable space of 621,166 sq. ft. would necessitate construction of a gross space area of approximately 932,000 sq. ft. Gross area requirements for custodial space, cafeteria, boiler room, snack bars, etc., are estimated to run on the order of 100,000 sq. ft. This brings the total gross requirement to an estimated 1,032,000 sq. ft.

5. This figure of 1,032,000 gross sq. ft. is necessarily a very rough estimate. To arrive at a more exact estimate, we should undertake the development of preliminary plans which would include a survey of all elements of headquarters, estimates of their future requirements, determination of the optimum use of the present headquarters building, final determination of space requirements in the central city area, and selection of the appropriate site or sites at Langley. From these preliminary plans, gross square footages for the necessary supporting areas and preliminary cost estimates for construction can be developed. We estimate that this preliminary planning can be accomplished for \$200,000.

D. COST ESTIMATES

1. An accurate estimate of construction costs at the Langley site cannot be developed for the estimated gross requirement of 1,032,000 sq. ft. until the completion of a preliminary planning phase. We are thinking of a building or buildings that would blend with the present headquarters building, and, as such, the cost:

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207,055
828

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per gross sq. ft. would certainly not be less than the costs incurred in that construction. Construction costs have steadily increased in past years and probably will continue to increase.

2. The present headquarters building has 1,750,000 sq. ft. of gross space. Through the end of March 1963, approximately \$44.3 million had been obligated on this construction. The cost per gross sq. ft. therefore is approximately \$25. If new construction could be accomplished at this cost, the 1,032,000 sq. ft. of gross space could be provided for about \$25,800,000.

3. Rising costs of construction and special purpose facilities that will have to be provided in the proposed new building or buildings might make this cost approach \$30 per sq. ft. In this case, the 1,032,000 sq. ft. of gross space would cost \$30,960,000. The actual cost should be somewhere between these two figures.

B. PROPOSAL

1. New construction at the Langley site should be completed as soon as possible to house all headquarters elements which can operate more effectively from a central headquarters location. Approval, design and construction will probably require a minimum of five years. When completed and occupied, annual rentals approaching \$3.5 million could be saved. This is based on the estimated rental costs in the future of \$2.9 million per year to satisfy future requirements if construction is not accomplished, and an estimated \$.4 million per year that would be saved from rented space vacated in the Washington area by relocation of other elements to the Langley site.

2. If \$200,000 of the funds remaining from the headquarters construction appropriation could be authorized to initiate immediately this preliminary planning phase, we believe that nearly a year could be saved in the over-all project. Such authority would, of course, be followed upon completion of the preliminary planning phase with a request to Congress for the necessary architectural and engineering funds and for the funds to complete the required construction.

3. We therefore propose that our appropriations committees be requested to authorize the obligation of \$200,000 of the \$1,732,000 unobligated in the construction of our headquarters building for the purpose of preparing a preliminary plan for the construction of additional facilities at Langley to accommodate substantially all of our headquarters activities. This proposal has the concurrence of the Bureau of the Budget. No legislation or further authority is required, and we would be prepared to make a detailed presentation to the Congress early next year in support of a request for funds to complete the construction.

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